

State of Iowa
**OFFICE OF
THE SECRETARY OF STATE
STATE LAND OFFICE**

Easement No. 6171E

The **STATE OF IOWA**, pursuant to Iowa Code section 306.45, subject to conditions listed in this easement, hereby conveys a permanent easement for widening a sidewalk to the City of Ankeny, Iowa, and their heirs, assigns, and successors in interest in real estate in **Polk County**, Iowa, described as:

A PART OF LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 1 AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 43.05 FEET AND WHOSE CHORD BEARS SOUTH 52°41'15" WEST, 41.73 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 31.58 FEET AND WHOSE CHORD BEARS NORTH 84°33'13" WEST, 31.06 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1230.00 FEET, WHOSE ARC LENGTH IS 108.81 FEET AND WHOSE CHORD BEARS NORTH 68°59'25" WEST, 108.77 FEET; THENCE NORTH 18°28'32" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 10.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 139.22 FEET AND WHOSE CHORD BEARS SOUTH 68°18'29" EAST, 139.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,293 SQUARE FEET).

CONDITIONS: Consideration for the grant of this easement pursuant to Iowa Code section 306.45 is set forth in the certificate of **the Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office. This easement is subject to the conditions imposed by Iowa Code sections 306.24, and 306.45, and to all other conditions imposed by law, and to the right of a utility association, company or corporation to continue in possession of a right of way in use at the time of this conveyance.



I, **Terry E. Branstad**, Governor of the State of Iowa, have caused this instrument to be issued and the Great Seal of the State of Iowa to be affixed at Des Moines, on this 3rd day of February, 2017.


Terry E. Branstad, Governor of Iowa


Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Easement is recorded in Vol. 27 Page 221 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

Acquired from:
Knapp-Elwell, L.C.

S6T79N, R23W

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' EASEMENT PLAT

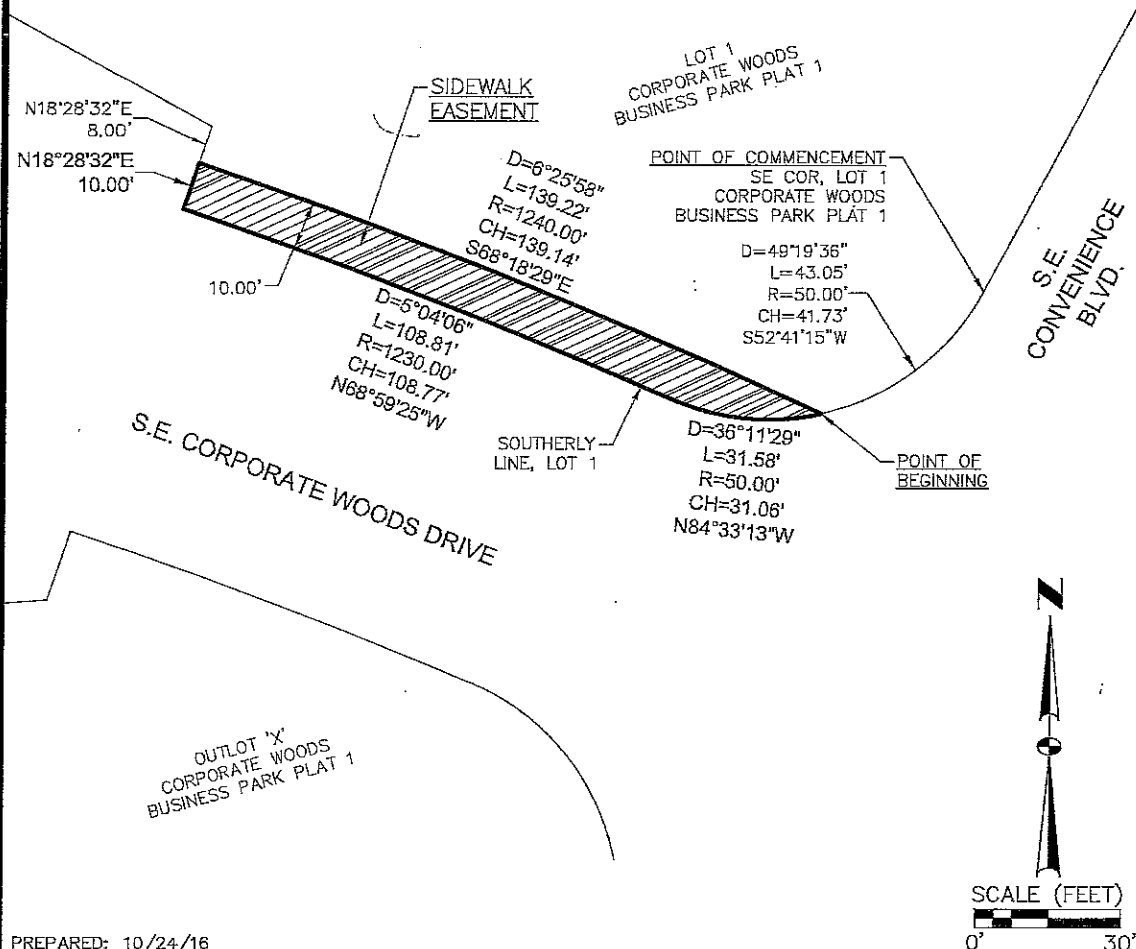
OWNER

STATE OF IOWA
800 LINCOLN WAY
AMES, IOWA 50010

SIDEWALK EASEMENT DESCRIPTION

A PART OF LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 43.05 FEET AND WHOSE CHORD BEARS SOUTH 52°41'15" WEST, 41.73 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 31.58 FEET AND WHOSE CHORD BEARS NORTH 84°33'13" WEST, 31.06 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1230.00 FEET, WHOSE ARC LENGTH IS 108.81 FEET AND WHOSE CHORD BEARS NORTH 68°59'25" WEST, 108.77 FEET; THENCE NORTH 18°28'32" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 10.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 139.22 FEET AND WHOSE CHORD BEARS SOUTH 68°18'29" EAST, 139.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,293 SQUARE FEET).



PREPARED: 10/24/16

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1
1602.025

LOT 1, CORPORATE WOODS
BUSINESS PARK PLAT 1
SIDEWALK EASEMENT PLAT

ANKENY, IOWA

CA
CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410